016.0	0007	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	862,100 / 862,100
					USE VALUE:	862,100 / 862,100
					ASSESSED:	862,100 / 862,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		MOTT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SMIFT JOSHUA B & AMY L
Owner 2:	
Owner 3:	
Street 1:	55 MOTT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ONEIL ROBERT B & MAUREEN T -
Owner 2:	-
Street 1:	55 MOTT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Vinyl Exterior and 1618 Square Feet, with 1 Unit, 0 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	381,100	1,000	480,000	862,100
Total Card	0.138	381,100	1,000	480,000	862,100
Total Parcel	0.138	381,100	1,000	480,000	862,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 532.95 | /Parcel: 532.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 11864

GIS Ref

GIS Ref

Insp Date 07/25/18

!1433!

PREVIOUS ASSESSMENT

Parcel ID 016.0-0007-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	381,100	1000	6,000.	480,000	862,100	862,100	Year End Roll	12/18/2019
2019	101	FV	307,900	1000	6,000.	510,000	818,900	818,900	Year End Roll	1/3/2019
2018	101	FV	307,900	1000	6,000.	372,000	680,900	680,900	Year End Roll	12/20/2017
2017	101	FV	307,900	1000	6,000.	324,000	632,900	632,900	Year End Roll	1/3/2017
2016	101	FV	307,900	1000	6,000.	276,000	584,900	584,900	Year End	1/4/2016
2015	101	FV	295,800	1000	6,000.	270,000	566,800	566,800	Year End Roll	12/11/2014
2014	101	FV	295,800	1000	6,000.	222,000	518,800	518,800	Year End Roll	12/16/2013
2013	101	FV	226,000	0	6,000.	211,200	437,200	437,200		12/13/2012

PRINT

Date	Time
12/10/20	17:01:39

LAST REV

Date	Time
04/02/19	14:05:02

apro

1433

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ONEIL ROBERT B	60596-265		11/29/2012		564,000	No	No		
ONEIL ROBERT	27995-515		12/19/1997	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	11864
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/9/2017	664	Solar Pa	2,000	C				
12/18/2001	933	Alterati	2,000	C				REPLACE CABINETS

ACTIVITY INFORMATION

Date	Result	By	Name
7/25/2018	MEAS&NOTICE	BS	Barbara S
2/6/2009	Meas/Inspect	294	PATRIOT
12/4/1999	Inspected	264	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	267	PATRIOT
7/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	80.	1.00	1									480,000						480,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 480,000 | Spl Credit | Total: 480,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.00188005
Adj $ / SQ:	169.067
Other Features:	84000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	399502
Depreciation:	18377
Depreciated Total:	381125

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths:			HB 1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

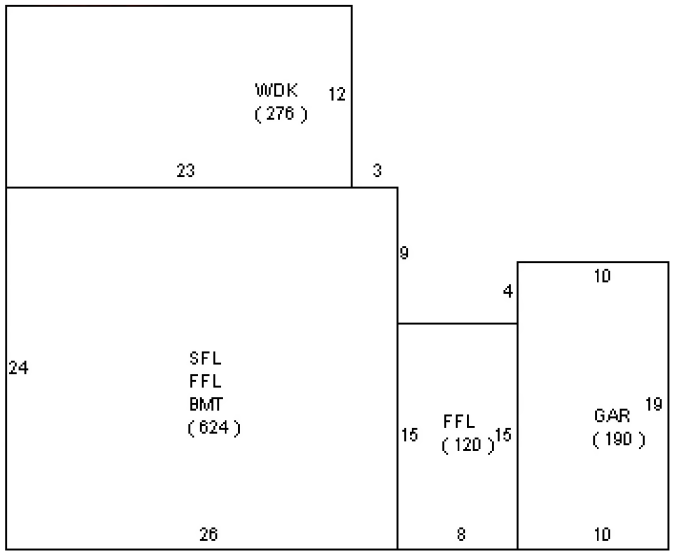
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	185.97
Special Features:	0	Val/Su Net:	155.04
Final Total:	381100	Val/Su SzAd	278.58

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	744	169.070	125,786
BMT	Basement	624	63.910	39,878
SFL	Second Floor	624	169.070	105,498
WDK	Deck	276	9.640	2,661
GAR	Garage	190	28.210	5,360

Net Sketched Area:	2,458			Total:	279,183
Size Ad	1368	Gross Are	2458	FinArea	1618

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	C	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 016.0-0007-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10 x18	G	EX	2012	5.42	T	2.2	101			1,000			1,000

More:	N	Total Yard Items:	1,000	Total Special Featues:	Total: 1,000

IMAGE

AssessPro Patriot Properties, Inc